

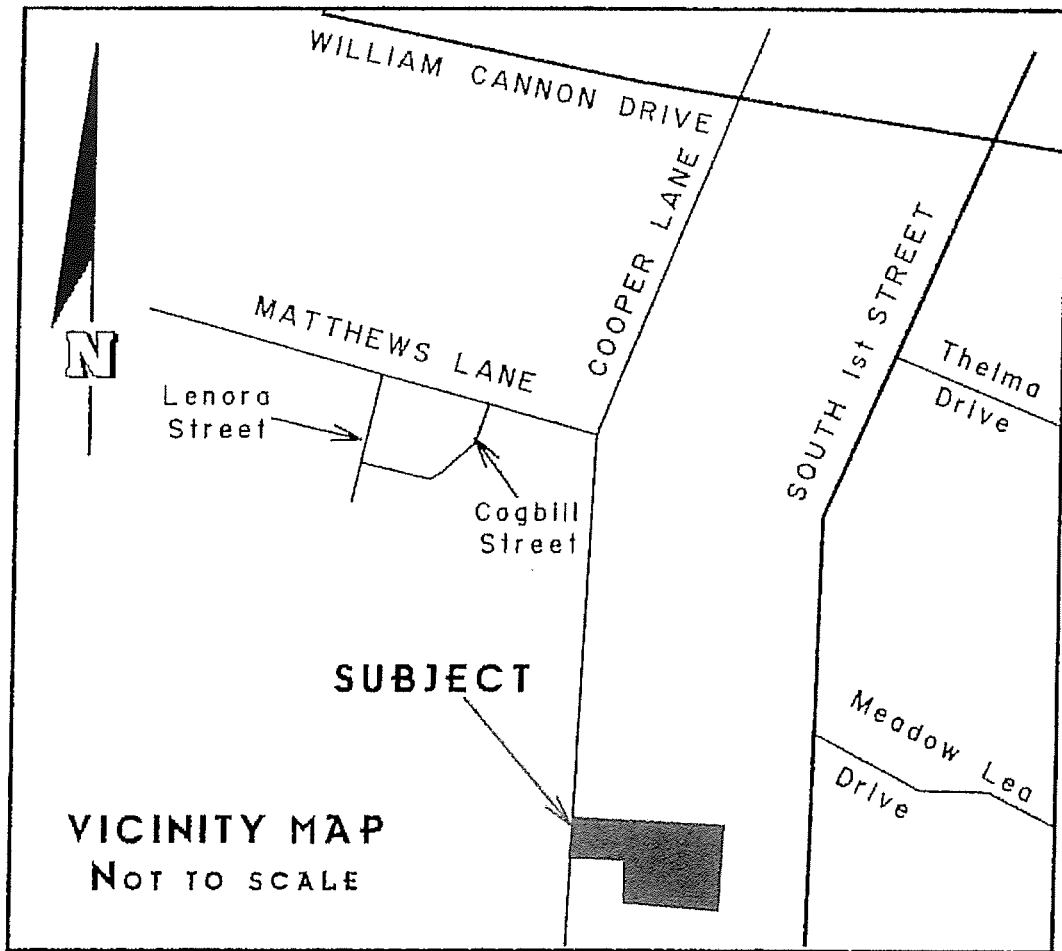
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0292.0A**ZAP DATE:** November 6, 2018**SUBDIVISION NAME:** Greens on Cooper Lane**AREA:** 4.64**LOT(S):** 1**OWNER/APPLICANT:** Townbridge Homes, LLC (Aaron Levy)**AGENT:** Thrower Design (Ron Thrower)**ADDRESS OF SUBDIVISION:** 7513 Cooper Lane**GRIDS:** F15**COUNTY:** Travis**WATERSHED:** South Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-6-CO**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

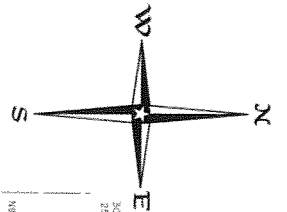
**DEPARTMENT COMMENTS:** The request is for approval of the Greens on Cooper Lane Final Plat. The proposed plat is composed of 1 lots on 4.64 acres. The applicant proposes to resubdivide Lots 1 and 2, Willie G. Garcia Subdivision and 2.25 acre unsubdivided tract for proposed residential use. All utilities will be provided by the City of Austin. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



Dan F. Callan (17.95 Acres)  
Warranty Deed of Gift  
Document No. 2007010093



SCALE: 1" = 50'  
0 50 100 150  
feet

**Legend**

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found (unless noted)
- ▲ 60D Nail Found
- (Record Dimension)
- Sidewalk
- Electric and Telecommunications Easement

COOPER LANE (R.O.W. varies)

LOT 3-A

LOT 4-A

LOT 5-A

RESUBDIVISION LOT 2, COOPER LANE ADDITION  
Volume 02 Page 85

**LOT SUMMARY**  
Total Number of Lots = 1  
Lot 1 = 201,870 Square Feet = 4.634 Acres  
R.O.W. Dedication = 243 Square Feet  
Total Area = 202,113 Square Feet = 4.639 Acres

Existing 5' Electric/Telephone Easement per Vol. 6387 Pg. 2389

This 2.00 fl. wide strip is hereby dedicated for additional R.O.W.

Ygnacio Reyes and wife, Rosa Perez (3497 Acres) remainder  
Volume 1694 Page 134

Jose Esquivel (0.267 Acres)  
Warranty Deed  
Vol. 12235 Pg. 947

Thomas Stanley Rangelush  
Special Assumption Warranty Deed  
Volume 11581 Page 225

John Charles Ogden, et ux  
(248 Acres) Warranty Deed  
Document No. 2005160903

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That, Townbridge Homes, LLC, owner of all of Lot 1 and Lot 2, Resubdivision of Tract 1, Willie C. Garcia Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 60 Page 11 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2014151540 of the Official Public Records of Travis County, Texas, and owner of all of that certain 2.25 acre tract of land out of the William Caron League Abstract No. 6 in Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2015028641 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lots 1 and 2 and said 2.25 acres tract in accordance with the attached map or plat shown hereon to be known as:

**THE GREENS ON COOPER LANE**

and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_

Aaron Levy, Managing Member of  
Townbridge Homes, LLC  
P.O. Box 90638  
Austin, Texas 78709

LOT 1  
BLOCK A

**THE GREENS ON COOPER LANE**  
A RESUBDIVISION OF LOTS 1 AND 2  
RESUBDIVISION OF TRACT 1  
WILLIE C. GARCIA SUBDIVISION  
AND A 2.25 ACRE TRACT OF LAND

David Yera  
(4.709 Acres)  
Volume 12651 Page 544

WILLIAM CARON LEAGUE ABSTRACT NO. 6

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_ did personally appear Aaron Levy, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

Harry M. Whittington Volume 3354 Page 1683

Sally Whittington May, et al  
(712 Acres) Deed of Gift  
Volume 11092 Page 550